

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0367120610
Comm # (no dashes):	53095332139
County:	Washington
Region:	Commerce
Site name:	Fuge Plumbing (Former)
Street Address:	139 S Main St
City:	West Bend
Closure Date	2001-09-10
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	667175.343181032
Northing (Y):	329396.786861901
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



September 10, 2001

COPY

Ms. Naomi Engeleiter
Citizens Financial Service
201 5th Ave.
West Bend, WI 53095

RE: Final Closure

Commerce #53095-3321-39 WDNR BRRTS #03-67-120610
Fuge Plumbing (Former), 139 S. Main St., West Bend

One 550-gallon fuel oil underground storage tank removed in May 1998

Dear Ms. Engeleiter

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) February 2, 2001, *Case Closure - Conditional upon Receipt of Documentation*. On March 8, 2001, Commerce received documentation of right-of-way notification regarding contamination at the subject property. On August 24, 2001, Commerce received the monitoring well abandonment forms for monitoring wells MW-1 through MW-4 and the sump. On September 4, 2001, a filed copy of the groundwater use restriction and soil deed notification was received. This case is now considered "closed," as described in the Case Closure letter.

Remember that it is in your best interest to keep all documentation related to the investigation and remediation of your site in case you sell this property. You are responsible for maintaining this file and passing the information on to future owners.

Thank you for your efforts in protection of the environment and for fulfilling the conditions required for site closure. If you have any questions, please contact me in writing at the letterhead address or call me at (414) 220-5403.

Sincerely,

A handwritten signature in cursive script that reads 'Lee R. Delcore'.

Lee R. Delcore
Hydrogeologist
Site Review Section

cc: TEMCO
Case file

Document Number

**NOTICE OF CONTAMINATION TO
PROPERTY**

DOC#: 891232
[Barcode]

Recorded
JUNE 26, 2001 AT 03:15PM

DOROTHY C. GONNERING
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$14.00

Legal Description of the Property: In re:

The South Twenty-six (26) feet of that strip of land which lies between Block No. One (1) and Block No. Two (2) in RIVER ADDITION in the City of West Bend, which said strip of land was laid out and platted as "Water Street" in said Addition, and which street has been discontinued prior to the year 1968,

Lot One (1) in Block Two (2) in RIVER ADDITION to the City of West Bend.

Being in all 66 feet front, and bounded on the South by Water Street as now laid out and used, on the West by Main Street in said City of West Bend, on the North by a line parallel with and 66 feet North of the North line of Water Street as now laid out and used and on the East by the Milwaukee River.

EXCEPTING THEREFROM that portion dedicated to the City of West Bend for the "Riverwalk", recorded in Volume 808 on Page 114 in the Washington County Registry.

Recording Area

Name and Return Address

Naomi Engleiter
Citizens Financial Service Corp.
P. O. Box 437
West Bend, WI 53095

143

C 13-01045

Parcel Identification Number (PIN)

STATE OF WISCONSIN)

) ss

COUNTY OF)

Citizens Financial

Section 1. Service Corporation is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code and groundwater above NR 140 enforcement standards exist on this property in the abandoned underground storage tank and pump areas (Figures 6).

Section 3. It is the desire and intention of the property owner to impose restrictions on the property that will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil with Diesel Range Organic (DRO) concentrations as high as 2900 micrograms per kilogram remains on this site along the walls of the remedial excavation. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be

determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 13 day of June, 2001.

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Citizens Financial Service Corporation

Signature: Naomi R. Engeleiter

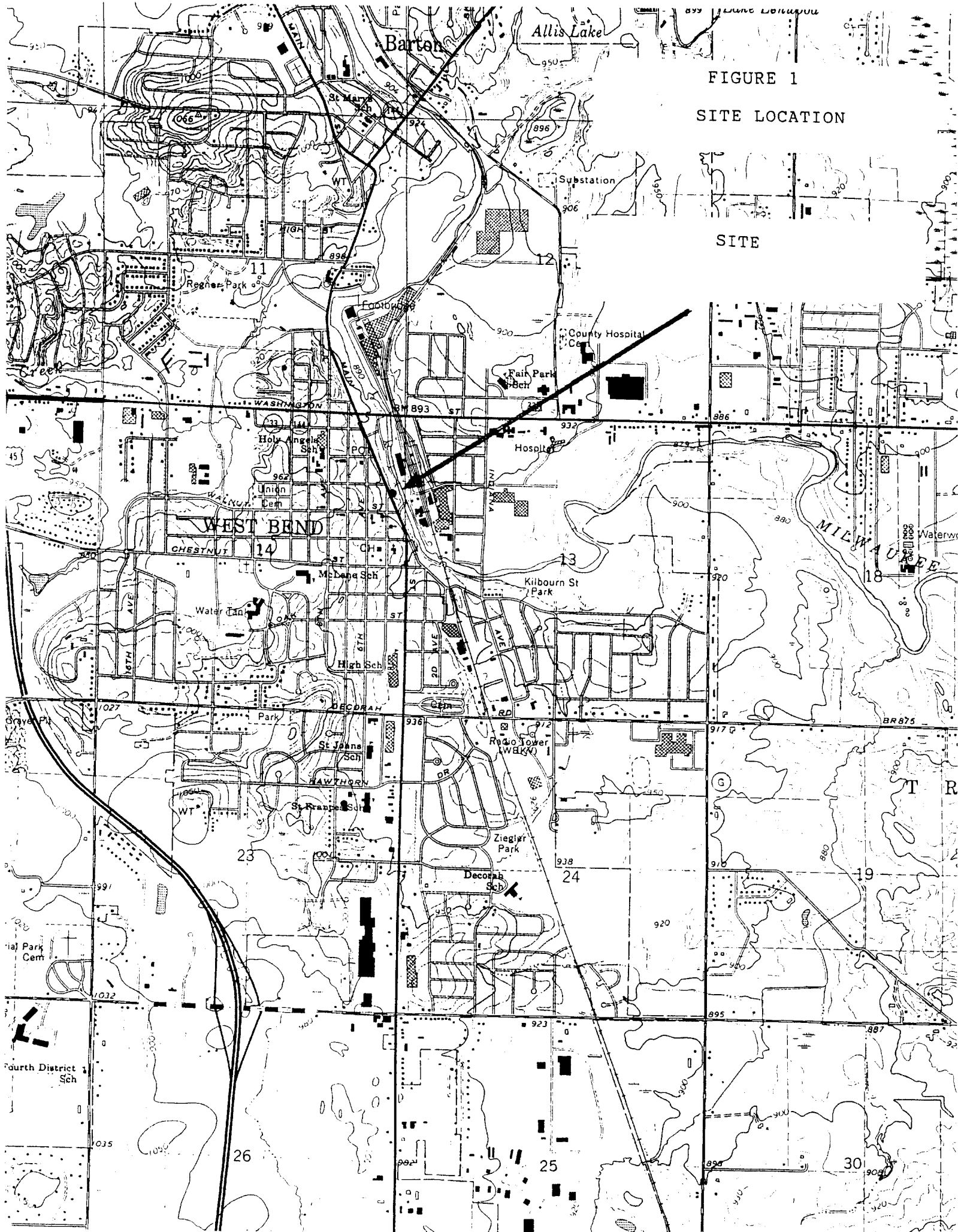
Printed Name: Naomi R. Engeleiter

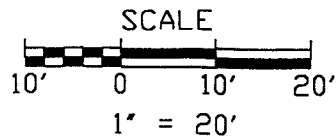
Title: President

Subscribed and sworn to before me
this 13 day of June, 2001.

Sandy L. McGrath
Notary Public, State of Wisconsin
My commission expires 12-15-02

This document was drafted by the Wisconsin Department of Commerce.





BUILDING

RIVER WALK

RIVER BANK

MILWAUKEE RIVER

N

MW-1
⊕
93.19

⊕
93.38

MW-4
⊕
93.15

WALL

SIDEWALK

STONE WALL

CITY OF
WEST BEND
VETERAN
MEMORIAL
PARK

SOUTH MAIN STREET

ISLAND
AVE

LEGEND

⊕ TEMCO MONITORING WELLS

93.19 GROUNDWATER ELEVATION
MEASURED ON 03MAR99

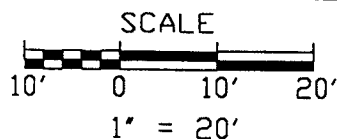
→ DIRECTION OF
GROUNDWATER FLOW

⊕ GROUNDWATER EXTRACTION
SUMP

— PROPERTY LINE

FIGURE 11
GROUNDWATER
FLOW DIRECTION

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC			
DATE:	05/26/00	DRAWN BY:	TJM
LOCATION:	139 SOUTH MAIN STREET WEST BEND, WISCONSIN		



BUILDING

CONTAM	DETECT	EXCEED	DATE
BEN	76	ES	3/31/97
TRI	365	PAL	3/31/97
NAP	520	ES	3/31/97

CONTAM	DETECT	EXCEED	DATE
NAP	1,100	ES	8/20/97
B(a)P	0.17	PAL	8/20/97
CHR	0.44	ES	8/20/97

RIVER WALK

RIVER BANK

MILWAUKEE RIVER

N

MW-2

MW-1

GP-01/TV-1

MW-4

WALL

LIMIT OF SOIL EXCAVATION

MW-3

STONE WALL

SIDEWALK

SOUTH MAIN STREET

CONTAM	DETECT	EXCEED	DATE
TET	1.1	PAL	8/20/97
MET	1.6	PAL	8/20/97
CHL	0.7J	PAL	10/21/98
B(a)P	0.27	ES	6/2/98
B(b)F	0.16	PAL	6/2/98
B(b)F	0.02J	PAL	10/21/98
B(a)P	0.041	PAL	8/31/99
DO	5.55		2/9/99

CONTAM	DETECT	EXCEED	DATE
NAP	43	ES	8/20/97
B(b)F	2.3	ES	8/20/97

CONTAM	DETECT	EXCEED	DATE
PYR	1,000	ES	6/2/98
NAP*	11	PAL	3/4/99
B(b)F	7.6	ES	8/31/99
PYR	120	PAL	8/31/99
DO	0.35		2/9/99

CONTAM	DETECT	EXCEED	DATE
BEN	2.5	PAL	6/2/98
TET	1.8	PAL	6/2/98
B(a)P	0.23	ES	3/4/99
B(b)F	0.20	ES	3/4/99
B(a)P	0.74	ES	8/31/99
B(b)F	0.49	ES	8/31/99
DO	0.70		2/9/99

BEN	BENZENE
TRI	TRIMETHYLBENZENES
NAP	NAPHTHALENE (8021)
NAP*	NAPHTHALENE (8310)
B(a)P	BENZO (a) PYRENE
CHR	CHRYSENE
TET	TETRACHLOROETHENE

MET	METHYLENE CHLORIDE
B(b)F	BENZO (b) FLOURANTHENE
PYR	PYRENE
DO	DISSOLVED OXYGEN
ES	ENFORCEMENT STANDARD
PAL	PREVENTIVE ACTION LIMIT
ONLY ES & PAL EXCEEDANCES SHOWN	

LEGEND

- ⊕ TEMCO MONITORING WELLS
- TEMPORARY WELL (COOPER)

ALL CONTAMINANTS
IN ug/kg

- ⊕ TEMCO MONITORING WELLS REMOVED DURING EXCAVATION
- ⊕ GROUNDWATER EXTRACTION SUMP

PROPERTY LINE

ISLAND AVE

FIGURE 14
GROUNDWATER CONTAMINANT
DISTRIBUTION MAP

THE ENVIRONMENTAL MANAGEMENT COMPANY LLC

DATE: 05/26/00 DRAWN BY: TJM

LOCATION:
139 SOUTH MAIN STREET
WEST BEND, WISCONSIN

TABLE IV
GROUNDWATER SAMPLE ANALYTICAL RESULTS - VOLATILE ORGANIC COMPOUNDS (VOC)
 Citizens Financial Services Corporation Site
 139 South Main Street
 West Bend, WI

Sample ID	Sample Date	DRO (µg/l)	Benzene (µg/l)	Ethylbenzene (µg/l)	Toluene (µg/l)	Xylenes (µg/l)	1,2,4-Trimethylbenzene (µg/l)	1,3,5-Trimethylbenzene (µg/l)	n-Butylbenzene (µg/l)	Chloroform (µg/l)	sec-Butylbenzene (µg/l)	ter-Butylbenzene (µg/l)	Isopropylbenzene (µg/l)	Naphthalene (µg/l)	n-Propylbenzene (µg/l)	p-Isopropyltoluene (µg/l)	Tetra-chloroethene (µg/l)	Methylene Chloride (µg/l)
*TW1	03/31/97	1,000,000	76	14 ¹	ND	65	270	95	59	ND	100	ND	97	520	130	11 ¹	ND	**8 ¹
MW1	08/20/97	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1.1	1.6
	06/02/98	100	ND	1	2.2	5.1	1.1	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/21/98	ND	ND	ND	ND	ND	ND	ND	ND	0.7 ¹	ND	ND	ND	ND	ND	ND	ND	ND
	03/04/99	ND	ND	0.3 ¹	0.4 ¹	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/31/99	ND	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW2	08/20/97	4,400	ND	ND	ND	ND	ND	84	120	ND	ND	99	37	1,100	130	ND	ND	ND
MW3	08/20/97	90,000	ND	ND	ND	ND	ND	ND	13	ND	17	ND	12	43	17	ND	ND	ND
MW4	06/02/98	570	2.5	ND	0.8	1.3	ND	ND	ND	ND	1.5	ND	1.1	ND	0.9	ND	1.8	ND
	10/21/98	280	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	03/04/99	250	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/31/99	310	ND	2.8	4.1	23	6.9	2.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sump	06/02/98	55,000	<0.6	ND	1.2	3	13	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	07/09/98	11,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/21/98	3,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/04/99	660	ND	ND	ND	ND	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/31/99	11,000	ND	ND	0.20	0.30	ND	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
PAL		---	0.5	140	68.6	124	96	96	---	0.6	---	---	---	8	---	---	0.5	0.5
ES		---	5	700	343	620	480	480	---	6	---	---	---	40	---	---	5	5

KEY: J = Analyte detected between LOD and LOQ
 DRO = Diesel Range Organics
 Bold & Outlined = Concentration above PAL only
 * = Sample conducted by Cooper
 PAL = Preventive Action Limit
 µg/l = Micrograms per liter (parts per billion)
 ** = Detected in trip blank
 ES = Enforcement Standard
 ND = Not Detected
 --- = Not Established
 NA = Not Analyzed
 Shaded = Concentration above ES

TABLE V

GROUNDWATER SAMPLE ANALYTICAL RESULTS - POLYNUCLEAR AROMATIC HYDROCARBONS (PAH)

Citizens Financial Services Corporation Site
139 South Main Street
West Bend, WI

Sample ID	Sample Date	Acenaphthene (µg/l)	Anthracene (µg/l)	Benzo (a) anthracene (µg/l)	Benzo (k) pyrene (µg/l)	Benzo (b) fluoranthene (µg/l)	Benzo (ghi) perylene (µg/l)	Benzo (k) fluoranthene (µg/l)	Chrysene (µg/l)	Fluoranthene (µg/l)	Fluorene (µg/l)	Indeno (1,2,3-cd) Pyrene (µg/l)	Naphthalene (µg/l)	1-methyl Naphthalene (µg/l)	2-methyl Naphthalene (µg/l)	Dibenz (ah) anthracene (µg/l)	Phenanthrene (µg/l)	Pyrene (µg/l)
Sump	06/02/98	ND	ND	ND	ND	<0.78	ND	ND	<2.7	ND	53	ND	ND	140	130	ND	120	1,000
	03/04/99	11	ND	ND	ND	ND	ND	ND	<0.053	0.55	ND	ND	11	9.0	3.2	ND	0.32	0.76
	08/31/99	ND	ND	ND	ND	7.6	ND	5.7	<0.036	51	6.8	ND	ND	11	ND	ND	8.2	120
MW1	06/02/98	ND	ND	0.29	0.27	0.16	ND	0.11	<0.06	ND	ND	0.06	ND	ND	ND	ND	0.14	0.95
	10/21/98	ND	ND	ND	ND	0.02 ²	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	03/04/99	ND	ND	ND	ND	ND	ND	ND	<0.053	ND	ND	ND	ND	ND	ND	ND	ND	ND
	08/31/99	ND	ND	ND	0.041	0.012 ²	0.053 ³	ND	<0.036	0.032	ND	ND	ND	ND	ND	0.18 ³	ND	0.040 ⁴
MW2	08/20/97	ND	0.41	0.47	0.17	ND	0.38	0.07	0.44	22	6.2	ND	ND	32	12	ND	7.9	1.6
MW3	08/20/97	15	3.3	8.4	ND	2.3	ND	ND	ND	ND	33	ND	ND	110	ND	ND	81	4.3
MW4	06/02/98	ND	ND	ND	ND	ND	ND	ND	<0.05	2.2	ND	1	ND	ND	ND	5.9	0.94	ND
	03/04/99	ND	ND	0.14	0.23	0.28	ND	ND	<0.054	0.44	ND	0.076	ND	ND	ND	ND	ND	0.24 ⁴
	08/31/99	ND	ND	0.29	0.74	0.49	1.2	0.51	<0.036	0.72	ND	ND	ND	ND	ND	2.1	0.30	0.71
PAL		600	---	---	0.02	0.02	---	---	0.02	80	80	---	8	---	---	---	---	50
ES		3,000	---	---	0.2	0.2	---	---	0.2	400	400	---	40	---	---	---	---	250
KEY:	PAL	= Preventive Action Limit																
	Bold & Outlined	= Concentration above PAL only																
	Shaded	= Concentration above ES																
	ES	= Enforcement Standard																
	µg/l	= Micrograms per liter (parts per billion)																
	---	= Not Established																
	ND	= Not Detected																